

TOWN OF TIVERTON
ZONING BOARD OF REVIEW
MINUTES

January 8, 2014

The following petitions were received and were heard by the Tiverton Zoning Board on January 8, 2014 at 7:00 p.m. at the Tiverton Town Hall, 343 Highland Road.

Members present: Susan Krumholz (standing in as Chairwoman), David Collins, John Jackson, Richard Taylor, Wendy Taylor Humphrey.

Also present were: Peter Ruggiero, Town Solicitor, Mary Ann Escobar, Court Reporter and Gareth Eames, Building Official.

1. A petition has been filed by Louis A Cabral and Joan Greenwell of Tiverton, RI requesting a variance to Article V Section 1 of the Tiverton Zoning Ordinance in order to construct a detached accessory building at 304 Church Pond Drive, Tiverton, RI being Plat 303 Lot 173 on Tiverton Tax Assessor's maps exceeding maximum height allowed for an accessory structure in a R40 zoning district.

DECISION: Mr. Cabral appeared before the board and stated that he wishes to construct a garage on his property. The relief he is requesting is 3 feet 6 inches. The reason he is requesting the variance is he would like the garage to match the roof pitch of his house and did not want it to stick out in the aesthetics of the land. The garage will be used to store cars and other items.

When questioned by the Board he stated that he will have electricity but no heat or running water. Mike Potocki, Architect from Cornerstone Design spoke on behalf of the petitioners. He stated that the garage had to be where they are requesting, because it would not fit into the design if attached to the house.

Mr. Cabral stated that he has approached all his neighbors with his plans and they are all in favor of it. Mr. Cabral submitted a copy of the plan to the Board to be marked as Exhibit One.

The Board went into Executive Session to discuss the matter. Mr. Collins made a motion to grant on the condition that they construct the building as shown in the drawings, that there will be no running water or heat to this structure, that the relief is not contrary to the public interest, that by limiting the height of the structure they are going to have a major impact to the use of the building in terms of height restrictions and that they are not going to have any impact on the surrounding neighborhood or residents within the neighborhood. Ms. Humphrey seconded. The Vote was Unanimous. Voting were: Ms. Taylor-Humphrey, Ms. Krumholz, Mr. Jackson, Mr. Collins & Mr. Taylor.

Mr. Krumholz made a motion to adjourn. Seconded by Mr. Taylor. The Vote was unanimous. Voting were: Ms. Taylor-Humphrey, Ms. Krumholz, Mr. Jackson, Mr. Collins & Mr. Taylor.

Whereupon the meeting adjourned at 7:25 p.m.

ZBR:MAE